

Local Focus

Quotable

"A jeep that goes 35 mph — I don't know what kind of terrorist activities it could be used for."

Jack Valenti, owner of the Ordway Drug Store in Monterey and regional vice president of the Military Vehicle Collectors of California, B4.

Military housing topic of forum

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PRIVATE DEVELOPERS INVITED

Private developers are being invited to refurbish or rebuild military housing at Fort Ord and the Presidio of Monterey along with housing at three other military installations in California through the Army Residential Communities Initiative program.

Involved are 1,588 occupied family units at Ord Military Community and 87 at the Presidio — 37 of those historic structures — according to program coordinator Gay Rearick at the Presidio.

A draft "request for qualifications" is scheduled to be released by the Army Wednesday, and a final version on Dec. 11, she said.

An industry forum on the residential initiative has been scheduled Dec. 4 in Burlingame for potential developers for projects at the Presidio, Fort Ord, Fort Irwin in the Mojave Desert, Moffett Federal Airfield in Palo Alto and Parks Reserve Forces Training Area in Dublin.

The request for qualifications, Rearick said, will list what the housing assets are, give developers "a bit of history, information on our mission, the RCI vision, what the requirement is for initial bidding and a breakdown of our current inventory based on grade" — three, four and five-bedroom units.

The request will also list other community assets, she said, including infrastructure, health care and recreation facilities.

Ord Military Community, she

noted, provides housing for Navy, Air Force and Marine Corps families as well as Army families — service members assigned to the Defense Language Institute or the Naval Postgraduate School.

The project could also include the Navy's 589 housing units at La Mesa Village in Monterey and 12 historic residences on the campus of the Naval Postgraduate School, said Patrick Kelly, director of the Residential Communities Initiative at the Presidio.

The final request for qualifications version should list the Navy's requirements as well if it comes on board, he said.

The Army has sent 150 notices to community and industry leaders about the upcoming forum, he and Rearick said.

The forum will be held at the Hyatt Regency Hotel, 1333 Bayshore Highway, with preregistration at the Hyatt Dec. 3 from 5:30 to 7:30 p.m., and final registration Dec. 4 from 7 to 8 a.m. The program will begin at 8 a.m. and conclude at 1 p.m.

Registration for the forum is \$125 per person and may be made through the Military Housing and Lodging Institute at www.mhli.org, and the Professional Housing Management Association, www.phma.com, or by calling (703) 327-6873, or fax to (703) 327-4005, by Thursday.

Registration may be also made online at www.rci.army.mil. Prospective

developers must notify authorities in advance if they wish to visit the military installations, where high security measures are in effect.

A site tour of Ord Military Community and the Presidio is scheduled Dec. 6, Rearick said, starting with a briefing at Stilwell Community Center on Fort Ord's Gigling Road, followed by bus tours of Ord Military Community and the Presidio.

For information, call her at 242-7984, or email rearickg@pom-emh1.army.mil.

Tours have also been scheduled Dec. 5 at Moffett Field and Camp Parks and Dec. 7 at Fort Irwin.

The Residential Communities Initiative stems from the 1996 Defense Authorization Bill, which included the Military Housing Privatization Initiative, which allows the services to leverage appropriated housing construction funds and government-owned property to attract private capital in an effort to improve military housing.

Under the Residential Communities Initiative, the Army offers developers a long-term interest in both land and family housing assets through lease agreements or property conveyance.

These private firms become the master community developers for the Army and the primary source of financial return for them will be revenue from soldiers' housing allowances,

If you go

- What: Army Residential Communities Initiative forum.
- When: 8 a.m. Dec. 4.
- Where: Hyatt Regency Hotel, 1333 Bayshore Highway, Burlingame.
- For more information: Call the Military Housing and Lodging Institute and Professional Housing Management Association, (703) 327-6873 or check the Internet site www.rci.army.mil.

which will be paid as rent.

Similar programs have been done at Fort Carson, Colo.; Fort Hood, Texas; Fort Lewis, Wash.; and Fort Meade, Md., Rearick noted.

Under the initiative, the Secretary of the Army can provide direct loans at below market rates to the private sector to acquire family or other military housing to meet the "funding gap" which arises when private-sector financing alone is inadequate to support the financial feasibility of a project.

Loan guarantees can also be offered to protect the interests of the private lender against military-related risks, such as base closures, downsizing, and extended troop deployments. The private developer would cover normal risks, such as construction default and economic downturn.

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